

October 29, 2025

Call to Order President Adele Bradley called the meeting to order at 8:02PM.

Board Members Present: Adele Bradley, Suzy Hartz, Rick Stryjewski, Tom Bell, Bill Oldham and Igor Conev - representing Mann Properties.

Owners Present: None

Board Members Absent: Lou Napoli and Bob Surette

1. APPROVAL OF THE MINUTES OF THE CDS BOARD Meeting in September 2025:

Motion: Adele made a motion to approve the minutes from September. Suzy seconded the motion, and it passed unanimously.

CDS FINANCIAL REPORT (Balances as of 10/26/2025)

Please see attached ***Balance Sheet Operating***.

Total Cash and Investments:

\$ 936,904.35

b. CDS Reserves

Type	Investment	Interest rate	Maturity date	Purchase date	Purchase amount
CD	Morgan Stanley (Utah) (Schwab 1078)	3.8%	08/16/29	08/16/24	90,000
CD	American Express Bank (Schwab 1079)	4.25%	2/20/30	2/20/25	90,000
CD	EagleBank MD (Schwab 1081)	4.25%	2/24/26	2/9/23	90,000
CD	Celtic Bank UT (Schwab 1077)	3.9%	2/24/27	2/9/23	90,000
CD	UBS (Schwab 1082)	4.5%	06/01/2028	05/24/2023	106,0000
CD	Morgan Stanley (1085)	4.65%	05/30/2029	05/22/2024	100,000
CD	Wells Fargo (Schwab - 1088)	4.3%	06/09/2026	05/29/2025	129,000

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Bills Paid (09/8/2025 -10/1/2025)

- 09/25/2025 - 35,642.50; Charles Schwab Chk # 5099
- 09/30/2025 200660 - 139.21; Delmarva Power Chk # 5100
- 09/30/2025 200660 - 151.98; Delmarva Power Chk # 5100
- 09/30/2025 200660 - 43.66; Delmarva Power Chk # 5100
- 10/01/2025 202158 - 1,278.92; Mann Properties, Inc.-Management Module
- 10/01/2025 202212 - 750.00 ; Joseph Pasqualine, III Chk # 5101

BUSINESS OF THE CONDOMINIUM

NEW BUSINESS:

- A. Bulkhead proposal– the cost is \$2500 for site visit at low tide to observe.
Motion: Adele made a motion to have a third party, independent professional Stacey come out to evaluate bulkhead. Bill seconded the motion, and it passed unanimously.
- B. Rental Legal Opinion and Order Document. Discussion regarding the limitations of rental periods. Ultimately, the Board decided that consultation with an attorney is necessary. Tom will reach out to Attorney Chris Woodley
- C. Compliance Checks – In attempt to ensure the safety of the entire CDS community, it was suggested to contract with an independent third party to look for compliance violations. The goal is to inspect the property to make sure all laws are being upheld and that there are no structural issues – and to proactively mitigate financial losses.
Motion: Bill made a motion that we contract with a third party not affiliated with the board or CDS directly to conduct regularly scheduled compliance checks and communicate with Mann properties. Rick seconded the motion, and it passed unanimously.
- D. Inspection Report by MPI - walked through report. Fire alarms need to be repainted – Igor suggested replacing – not repainting.

OLD BUSINESS:

- A. Draft Budget | Insurance Appraisal
Industrial Appraisal provided the report on 10/23/25. We must increase by 20% - these are old frame construction buildings.
Motion: Bill made a motion to increase insurance – increasing condo fees to 1515 per quarter to provide additional, recommended coverage. Tom seconded it and it passed unanimously. (The increase will take effect in January 2026).

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- B. Exterior Outlet – Unit 634. Will be in contact with owner to make a formal request to the Board.
- C. Post lifting in Canal – it was inspected and ruled to be safe and stable.
- D. Boardwalk Maintenance – Sherwin Williams walked through with board members – it is in fact bubbling – it's been 5 years.
- E. Fire Pro Meeting – still determining next steps.

REMINDERS:

PLEASE SEE ATTACHED WINTERIZATION RECOMMENDATIONS!

- **Dogs:** In Ocean City, Maryland - Dogs must be always kept on a leash in public spaces, including the beach and boardwalk. This includes any common or limited common property at Casa Del Sol which includes parking lots and the canal side boardwalk.
- **Construction:** Please be mindful of construction work. Sawdust, caused by excessive wood cutting, can damage HVAC systems in the surrounding area. The fine particles can easily clog filters, accumulate in air ducts, on coils as well as the motor, fan and drainage system. If excessive sawing is to be done, we ask that you connect to a dust collection system.
- **Gasoline Storage** – Please do not store gasoline on CDS property.
- **Please - call in emergencies!** There is 24-7-365 live answering service (emails are not monitored in this manner).
- **Annual Meeting scheduled for April 18th, 2026**
- **Next CDS Board Meeting:** 11/19/25 – 8:00PM
- **ADJOURNMENT:**
 - *Motion: Suzy made a motion to adjourn the meeting at 9:25pm. Bill seconded the motion, and it passed unanimously.*